



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
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Marsha S. McLaughlin, Director

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TECHNICAL STAFF REPORT

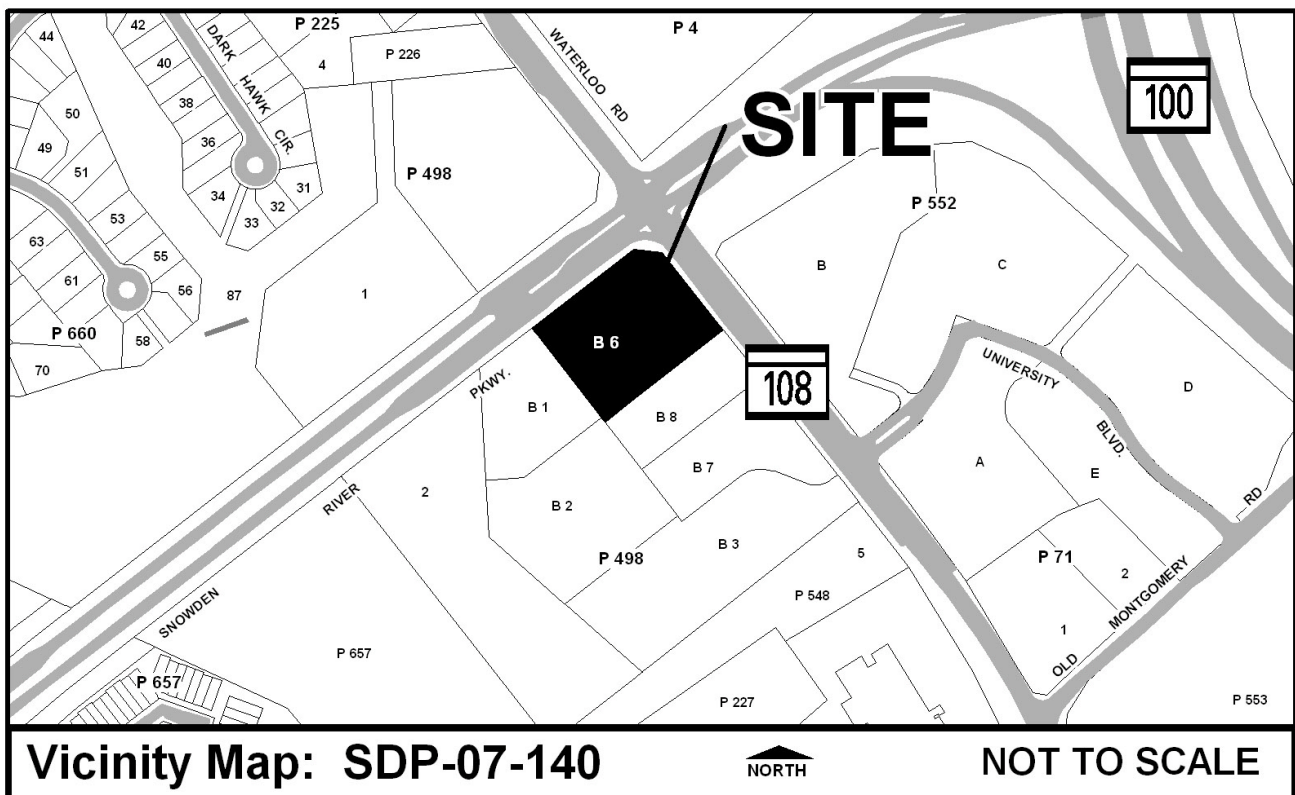
Columbia Route 108 Commercial - Snowden/108 Planning Board Meeting of March 27, 2008

File No./Petitioner: SDP-07-140, Taylor Family LP

Project Name: Snowden/108, Retail Building, Columbia Route 108 Commercial, Section 1, Area 1, Parcel 498, Parcel B-6

Request: The request is for approval of a Site Development Plan (SDP) for the construction of a one-story retail building and associated site improvements on a previously improved property in accordance with Section 125 of the Howard County Zoning Regulations and the criteria listed in Final Development Plan (FDP) -229. The subject property contains approximately 2.41 acres and is zoned NT.

Location: The site is located on the southwest corner of Route 108/Waterloo Road and Snowden River Parkway, identified as Parcel B-6 of Parcel 498 on Tax Map 37, Grid No. 1 in the Sixth Election District of Howard County, Maryland.



Vicinal Properties: This site is located in the Route 108 Commercial subdivision at the southwest corner of Snowden River Parkway and Route 108 and is surrounded by the following:

North Side – Maryland Route 108/Waterloo Road. On the opposite side of Route 108, on the northeast corner, is Shipley's Grant, Parcel A, a mixed-use development. On the southeast corner of the intersection lies Columbia Corporate Park 100, owned by Merritt Properties.

East Side – Parcel B-8, Route 108 Commercial – McDonalds.

South Side – Parcels B-1 and B-2, Route 108 Commercial, Exxon Mobil Station and Hilton Hotel, respectively.

West Side – Snowden River Parkway. On the opposite side of Snowden River Parkway (the intersection's northwest corner) is an assisted living facility.

Site History:

- **SP-98-05** – Route 108 Commercial, Section 1, Area 1, Parcels A & B. Planning Board approval was granted on March 25, 1998 along with FDP-229 under Planning Board case number PB-315.
- **WP-97-107** – A Waiver Petition to Section 16.155(a)(2) of the Subdivision and Land Development Regulations to permit mass grading without an approved Site Development Plan, Approved 04/08/97.
- **WP-98-34** – A Waiver Petition to Section 16.116(a)(1) & (2)(i) of the Subdivision and Land Development Regulations to permit grading and/or the removal of vegetative cover within 25 feet of a wetland and within 50 feet of a stream on Parcel A, and Subdivision Sections 16.119(f)(1) & (2) to permit commercial Parcels A and B to have direct driveway access points to arterial roads, Snowden River Parkway and MD Route 108, Approved 01/28/98.
- **FDP-229** – Route 108 Commercial, Section 1, Area 1, Recorded 06/05/98. Planning Board approval was granted on March 25, 1998 under Planning Board case number PB-315.
- **SDP-00-044** – Route 108 Commercial, Section 1, Area 1, Parcel B, "For Grading Purposes Only", Approved 01/31/00.
- **F-00-057** – Columbia Route 108 Commercial, Section 1, Area 1, Parcels 'B-1' Thru 'B-6', a Resubdivision of Route 108 Commercial, Parcel 'B' as shown on Plat No. 14126, Recorded 03/06/00.
- **SDP-01-046** – Bennigan's, Columbia Route 108 Commercial, Section 1, Area 1, Approved 01/09/01.

Site Analysis:

This Site Development Plan has been evaluated for compliance with FDP-229. Where the Final Development Plan is silent, compliance with the Subdivision and Land Development Regulations, the Zoning Regulations, and other applicable regulations are required. See Attachment A for the proposed layout of the site. Below is a summary of major criteria used in the evaluation:

Site Improvements: The SDP proposes the construction of a one-story retail building

measuring 20 feet tall and consisting of 6,000 square feet of floor area. Five separate storefronts are proposed for the retail building. The area of plan submission is .996 acre of Parcel B-6, Parcel 498. An existing 6,745 square foot restaurant building located on the site is to remain in place. A total of 123 parking spaces will be shared between the two buildings. Vehicles will access the site through a private driveway that is shared with other parcels in the subdivision and which intersects with Snowden River Parkway. Pedestrians can access the new building from the parking lot or from the sidewalk network at the intersection that wraps around the private drive-side of the new building.

Permitted Land Uses - In accordance with FDP-229, a variety of retail commercial uses are permitted by right under Employment Center Land Use Areas - Commercial.

Stormwater Management: Stormwater Management (SWM) for this project will be met through a stormwater management basin previously constructed under F-98-101.

Landscaping: The Landscape Plan for this project complies with the New Town alternative compliance provision of the Howard County Landscape Manual and Section 16.124 of the Howard County Code. The applicant will provide landscaping along the parcel boundaries, around the building and within the parking lot. Surety for all required landscaping will be provided with a grading permit. See Attachment B for a copy of the GGP approval of the alternative landscaping scheme.

Forest Conservation: The property is exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation because the property is zoned NT and has had preliminary plan approval prior to 12/31/92 per Section 16.1202(b)(1)(iv).

Environmental Concerns: No wetlands, wetland buffers, streams, stream buffers, steep slopes, Forest Conservation Easement Areas or 100-year floodplain exist on site. This site has been previously graded.

Setback Requirements - This project meets all applicable setbacks as required per FDP-229 for Employment Center Land Use Areas-Commercial:

- 30' structure setback from the right-of-way of any public street, road or highway, or 50' from arterial roads, except that structures may be located at any location within the setback area if construction is in accordance with a Site Development Plan approved by the Planning Board. Both Snowden River Parkway and Route 108/Waterloo Road are arterial highways. The proposed building will be approximately 100 feet from the former and 250 feet from the latter.
- No parking within 10' of any lot line (does not apply to interior lot lines), except as approved by the Planning Board. The parking will be located 19' from Snowden River Parkway.

Height Requirement - In accordance with FDP-229, there is no height limitation for

buildings placed on Parcel B, as long as they are constructed in accordance with a Site Development Plan approved by the Howard County Planning Board. The height of the proposed building is 20'.

Coverage Requirements - In accordance with FDP-229, there are no coverage requirements imposed on land devoted to Commercial Land Uses. As proposed, site coverage by structures will be approximately 12.15% of gross land area for the Parcel and 43.54% of the gross area will be devoted to parking.

Parking Requirements - Per FDP-229, 5 parking spaces shall be provided for each 1,000 square feet of net leasable retail commercial area, including restaurants. Per the Site Development Plan, the site will include the 6,750 square foot restaurant and a 6,000 square foot service/retail building. Based on the proposal, 64 parking spaces are required. There will be 123 off-street parking spaces (including 7 handicap spaces) provided within the parking lot.

SRC Action:

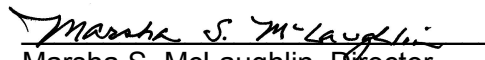
On January 4, 2008, the Subdivision Review Committee (SRC) determined that this SDP may be approved subject to compliance with comments from the Department of Inspections, Licensing, and Permits, the Development Engineering Division and the Division of Land Development issued in the Department of Planning and Zoning's letters of July 30, 2007, October 10, 2007, and January 4, 2008.

Please note that this file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Recommendation:

The Department of Planning and Zoning recommends that the Planning Board approve this SDP, subject to compliance with the SRC agency comments issued for SDP-07-140.

03/17/08
Date


Marsha S. McLaughlin, Director
Department of Planning and Zoning

Staff Report Prepared by: Jill Manion-Farrar
MM/JMF

ATTACHMENT B

The Architectural Review Committee
c/o The Howard Research and Development Corporation
Columbia, Maryland 21044-3456

Notice of Completion Of Architectural Review Committee Action

Request Number: RT1080131113802

Action Date: 01/31/2008

Submission Date: 01/31/2008

Reviewed By: D. Dennis Dunn

Owner: Route 108 Commercial

Return Review To:

Robert H. Vogal Engineering Inc.

8407 Main Street

Ellicott City, MD 21043

cc: _____

Location:

Route 108 Commercial

County:

Howard County

Phase Village	Part Section	Block Area	Lot Parcel	Lot
Project Abbreviation:	<u>RT108</u>			
Project Description:	<u>Final Landscape</u>			

Action Taken:

Approved

Pending Issues: ☐ Yes ☒ No

Comments: _____

Owner Next Step: _____

D. Dennis Dunn

Member - Architectural Committee

This document acknowledges that the above referenced property has been reviewed pursuant to guidelines set forth by The Howard Research and Development Corporation's Architectural Review Committee. In the event that this property may also be subject to association covenants and/or restrictions as well as regulations mandated by local/state governmental agencies, the property owner(s) must obtain all necessary approvals to ensure compliance within all applicable jurisdictions.

All correspondence should be address to:

Anne Ford
The Architectural Review Committee c/o
General Growth Properties
10275 Little Patuxent Parkway
Columbia, Maryland 21044
(410) 992-6028